

EXISTING BUILDING BASIC CODE INSPECTION
1 MILTON O FOUNTAIN WAY
OLD TOWN HALL
Warren, MA 01092

Prepared By:
BJ Church
Building Commissioner
Town of Warren
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Inspection of Town Hall
1 Milton O Fountain Way
Warren, MA 01092

SUMMARY OF INSPECTION:

Combustible Storage/Mean of Egress

Several areas within the building have a variety of combustible materials being stored. The building does not have an approved sprinkler systems which would provide additional protection if there was a need. The storage of combustible materials in common areas and directly next to means of egress is in violation of the 2015 International Building Code, Chapter 10: Means of egress.

A primary purpose of codes in general and building codes in particular is to safeguard life in the presence of a fire. Integral to this purpose is the path of egress travel for occupants to escape and avoid a fire.

Means of Egress

- Egress Capacity
- Number of Exits
- Handrails & Guards
- Lighting
- Exit Signs

The principles on which means of egress are based and that form the fundamental criteria for requirements are to provide a system that:

1. Will give occupants alternative paths of travel to a place of safety to avoid fire.
2. Will shelter occupants from fire and the products of combustion.
3. Will accommodate all occupants of a structure.
4. Is clear, unobstructed, well marked and illuminated and in which all components are under control of the user without requiring any tools, keys or special knowledge or effort.

Fire Protection

Fire Escapes:

(IEBC 805.3.1.2)

An existing or newly constructed fire escape complying with “IEBC Section 805.3.1.2.1” shall be maintained.

The current fire escape on the side of the structure is not in compliance with the code. It has not been inspected as required every five years by an Architect or Engineer; the fire escape is overgrown with vegetation and not usable.

The code clearly states; the structure shall provide and maintain such fire safety facilities and equipment in compliance with the code. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare in so far as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall not be occupied until alteration or repair is completed to provide minimum level of health and safety as required.

Structural Items

All structural and associated components (foundation, roof, walls, support members, stairs, sidewalks, etc.) have not been maintained in a safe and sound condition.

Structure has substantial structural damage to exterior of the building. The overhang at entrance of Police Station is damaged and has missing light fixtures and exposed wiring. There are large cracks in exterior walls missing bricks and exposed lead paint in main entrance into structure.

Building has not been maintained in compliance with the Massachusetts Board of Fire Prevention Regulations and the Massachusetts State Building Code.

Required occupancy separations has not been provided and maintained.

Doors and hardware has not been maintained in good and functional condition.

Windows and hardware have not been maintained in a good and functional condition.

Interior walls, ceilings, floors and other interior public and service areas have not been maintained in a safe and sanitary condition.

Means of egress have not been maintained in good condition and free of obstruction.

Required exit signs are not provided and maintain in good conditions.

Required emergency egress lighting is not provided and maintained in a good condition.

Required “fire doors” are not maintained in a good condition.

Fire escapes are not safe and maintained in good condition.

Required Accessible parking spaces and Accessible routes are not provided.

Life safety from fire is a matter of successfully evacuating or relocating the occupants of a building to a place of safety. As a result, life safety is a function of time: time for detection, time for notification and time for safe egress. The fire growth rate over a period of time is also a critical factor in addressing life safety. Other sections of the code, such as protection of vertical openings, interior finish, fire suppression and detection systems and other numerous items need to be addressed.

The current conditions of the Old Town Hall is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is authorized and empowered to order and require the occupants to vacate the premises forthwith.

This Structure is Unsafe and Its Occupancy is prohibited, it shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

Regards,

A handwritten signature in black ink that reads "Bj. Church". The signature is written in a cursive, flowing style.

BJ Church
Building Commissioner
Town of Warren